

EST.  1993

JENNIE JONES

ESTATE AGENTS



11 Deben Road, Saxmundham, Suffolk, IP17 1YA.

GUIDE PRICE

£310,000

SUMMARY OF THE ACCOMMODATION

ENTRANCE HALL; SITTING ROOM; DINING ROOM; KITCHEN; STUDY; CLOAKROOM;

**LANDING; FOUR FIRST FLOOR BEDROOMS. ONE WITH EN-SUITE: FAMILY BATHROOM;
ENCLOSED REAR GARDEN;
OFF ROAD PARKING AND SINGLE GARAGE**

THE PROPERTY: A detached property in a good location just a short distance from the High Street shops, railway station and all local amenities. The property has been well cared for by the owner and consequently it is in good order throughout. Main benefits include light and airy accommodation and recently fitted new double glazed windows and doors. A front door opens to the spacious entrance hall with a window to the side, electric heater, stairs to the first floor accommodation and doors to the ground floor rooms. There is a study with window to the front and heating. A cloakroom with window to the side, wash basin, low level w.c. and wall mounted heater. The kitchen has a window overlooking the rear garden and a half glazed exterior door to the side. There is a good range of base and wall mounted units, work surfaces and a stainless steel sink with mixer tap. Built in oven with hob and extractor hood over, plumbing for washing machine and space for fridge/freezer. The sitting room has double glazed sliding patio doors to the rear garden, an electric heater and a wide opening to the dining room. The dining area has a box bay to the front aspect, electric heater and door to the entrance hall. To the first floor is a spacious landing area with electric heater, built in airing cupboard housing the hot water cylinder, loft access hatch and doors to the bedrooms and bathroom. The main bedroom has a window to the front, a good range of built in wardrobe cupboards, bedside units and storage over the bed. A door opens to the en-suite shower room with window, shower recess, vanity style wash basin and low level w.c. There are a further three bedrooms and a family bathroom. The bathroom has a window to the side aspect, panelled bath with shower attachment, wash basin and low level w.c. There is ample tiling and a heater.

To the front of the property is a garden which is mainly lawn with some borders with mixed planting and a low hedge to the front. The rear garden is enclosed by panel fencing and brick wall and is also mainly lawn with borders containing a shrubs and plants and a paved patio area. A door in the side of the garage gives access and there is a driveway for additional parking.

LOCATION: Saxmundham is a vibrant market town which has an excellent range of shops (including Tesco and Waitrose supermarkets), a health centre, a primary school, a free school and railway station which offers a regular service to London (Liverpool Street). Saxmundham is well located for striking out at the many attractions of the East Suffolk coast much of which has been designated as an Area of Outstanding Natural Beauty and includes the RSPB nature reserve at Minsmere with other reserves at North Warren, Havergate Island and Shingle Street. There are ancient castles at Framlingham and Orford and the historic coastal towns of Southwold and Aldeburgh are within driving distance both with golfing and sailing clubs and the latter being home to the internationally famous Aldeburgh Music Festival with many events being held at the Snape Maltings complex.

LOCAL AUTHORITY

East Suffolk Council

COUNCIL TAX BAND = D

SERVICES: Mains water, electricity and drainage are available to the property. Heating by electric panel heaters.

VIEWING

By appointment through Jennie Jones Estate Agents:

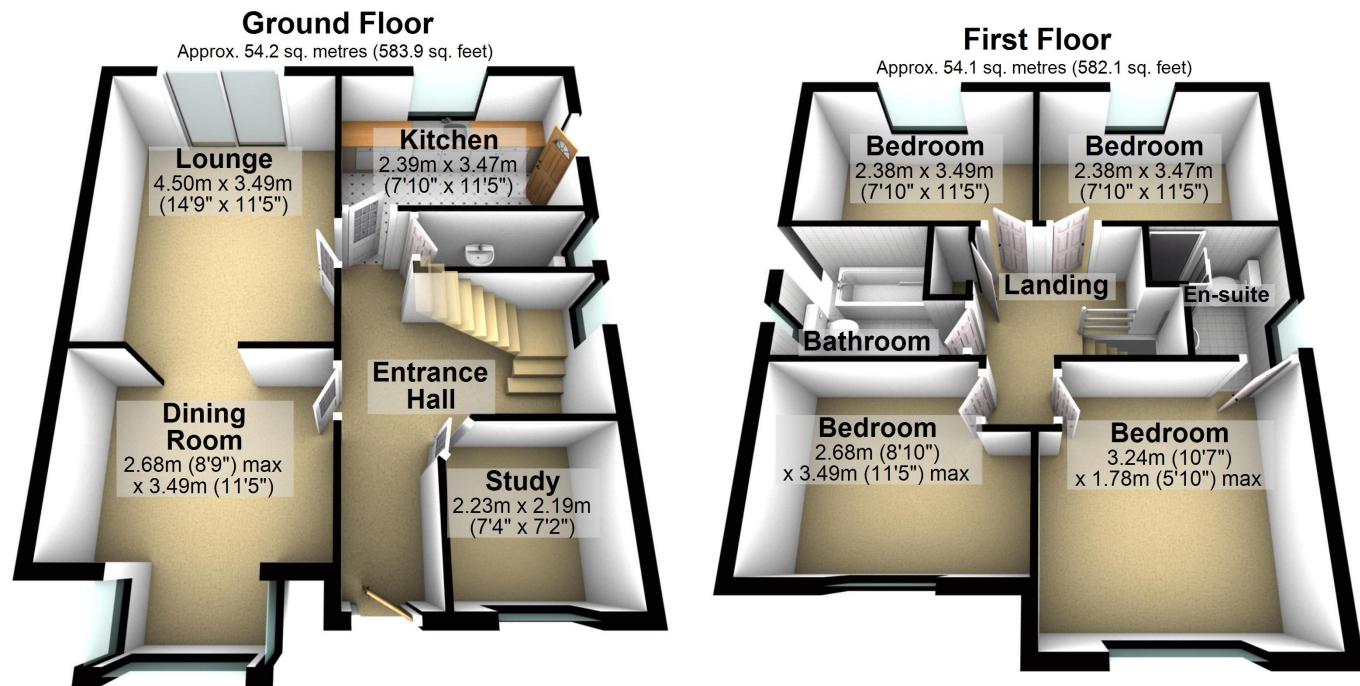
SAXMUNDHAM OFFICE(01728) 605511

email: saxmundham@jennie-jones.com

EPC RATING = E

TENURE:

Freehold



Total area: approx. 108.3 sq. metres (1166.0 sq. feet)

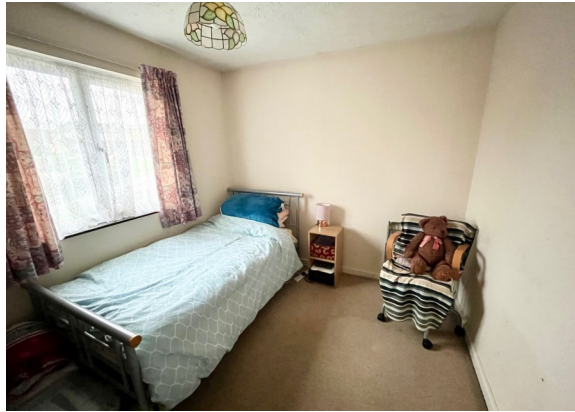
Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.











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